

136.0

0003

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,465,500 / 1,465,500

ASSESSED:

1,465,500 / 1,465,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
86		KENSINGTON PK, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COTTRELL KEVIN & DANYELLE	
Owner 2:	
Owner 3:	

Street 1: 86 KENSINGTON PK
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: SEAVER PROPERTIES LLC -
Owner 2: -

Street 1: 215 LEXINGTON STREET
Twn/City: WOBURN
St/Prov: MA

Postal: 01801

NARRATIVE DESCRIPTION
This parcel contains 6,003 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3773 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:			Exempt		
Flood Haz:					

D		Topo	1	Level
s		Street		
t		Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6003		Sq. Ft.	Site		0	90.	1.00	10									540,081						540,100	

Total AC/HA: 0.13781

Total SF/SM: 6003

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 540,081

Spl Credit

Total: 540,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

APPRAISED:

1,465,500 / 1,465,500

USE VALUE:

1,465,500 / 1,465,500

ASSESSED:

1,465,500 / 1,465,500

User Acct

416336

GIS Ref

GIS Ref

Insp Date

08/29/17

PRINT

Date

Time

12/11/20

05:49:57

LAST REV

Date

Time

07/18/19

17:44:43

danam

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

IN PROCESS APPRAISAL SUMMARY									
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description		
101	6003.000	924,400	1,000	540,100	1,465,500				
Total Card	0.138	924,400	1,000	540,100	1,465,500		Entered Lot Size		
Total Parcel	0.138	924,400	1,000	540,100	1,465,500		Total Land:		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	388.42	/Parcel:	388.4	Land Unit Type:		

Parcel ID	136.0-0003-0001.A
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Entered Lot Size
Total Land:
Land Unit Type:

Land Unit Type:

Land Unit Type:

Land Unit Type:

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Land Unit Type:

Land Unit Type:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 3	Rating: Very Good			sub divide from 82 LOT 2A &1.									
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: YELLOW				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Very Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: B+ - Good (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 2015	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:				Total Units:				Lower									
Jurisdct: G17	Fact: .			Floor:				Totals				RMs: 11	BRs: 4	Baths: 3	HB: 1		
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	0.4 %			Exterior:	No Unit			RMS	BRS	FL			
Prim Int Wall: 2	- Plaster			Functional:				Interior:	1			11	4	M			
Sec Int Wall:				Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen:									
Prim Floors: 3	- Hardwood			Override:				Baths:									
Sec Floors:				Total:	0.4 %			Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar: 2				Size Adj.: 0.92829311				General:									
Electric: 3	- Typical			Const Adj.: 0.99989998				COMPARABLE SALES									
Insulation: 2	- Typical			Adj \$ / SQ: 116.025				Rate				Parcel ID	Typ	Date	Sale Price		
Int vs Ext: S				Other Features: 146361													
Heat Fuel: 2	- Gas			Grade Factor: 1.46													
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: Yes	Central Vac: NO			Adj Total: 928092													
% Com Wall	% Sprinkled:			Depreciation: 3712													
Depreciated Total: 924379																	
MOBILE HOME				Make: [] Model: []				Serial #: []				Year: [] Color: []					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 136.0-0003-0001.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	AV	2014	3.55	T	5	101			1,000		1,000
More: N Total Yard Items: 1,000 Total Special Features: Total: 1,000																	
IMAGE AssessPro Patriot Properties, Inc																	
																	